BILL GARRETT, Davidson County
Trans:T20150007887 DEEDWARR
Recvd: 02/02/15 10:16 2 pgs
Fees:13.00 Taxes:377.40

20150202-0009318

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2015

Notary Public:

MY COMMISSION EXPIRES: 7-2-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
MTLC Investments, LLC	MTLC Investments, LLC	Parcel ID:
22 Sugarbush	22 Sugarbush	135160B11700CO
Aliso Viejo, CA 92656	Aliso Viejo, CA 92656	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Anna-Lisa Halling and husband, Juan Carlos Hermosilla Chandia

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
MTLC Investments, LLC, a Texas Limited Liability Company, a 20% Interest and Lady Sasha, LLC, a Texas*
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Unit No. 117, on the Plan of Woodridge at Nashboro Village of record in Instrument 20021120-0143949, amending Plat Book 4660, Page 157, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Anna-Lisa Halling and Juan Carlos Hermosilla Chandia by deed from Destiny B. Opitz, of record in Instrument 20090909-0084362, dated July 1, 2009, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 200211040134724; 2003061000800281; 200505200056888; and 200211060136459, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20021120-0143949, said Register's Office.

Power of Attorney of record in Instrument 20150202-0009317, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 636 Flintlock Court, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30th day of January, 2015.

Anna-Lisa Halling by [signature] Attorney in Fact
Anna-Lisa Halling by Michael Burchyett,
Attorney in Fact

Juan Carlos Hermosilla Chandia by [signature] Attorney in Fact
Juan Carlos Hermosilla Chandia by Michael
Burchyett, Attorney in Fact

***Limited Liability Company, an 80% Interest**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Michael Burchyett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Anna-Lisa Halling and Juan Carlos Hermosilla Chandia as his/her/their Attorney in Fact as the free act and deed of the within named Anna-Lisa Halling and Juan Carlos Hermosilla Chandia.

Witness my hand and official seal at Nashville, Tennessee the 30th day of January, 2015.

My Commission Expires: 7-24-18

Notary Public

ZANA C. PETTY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY, TENN.